

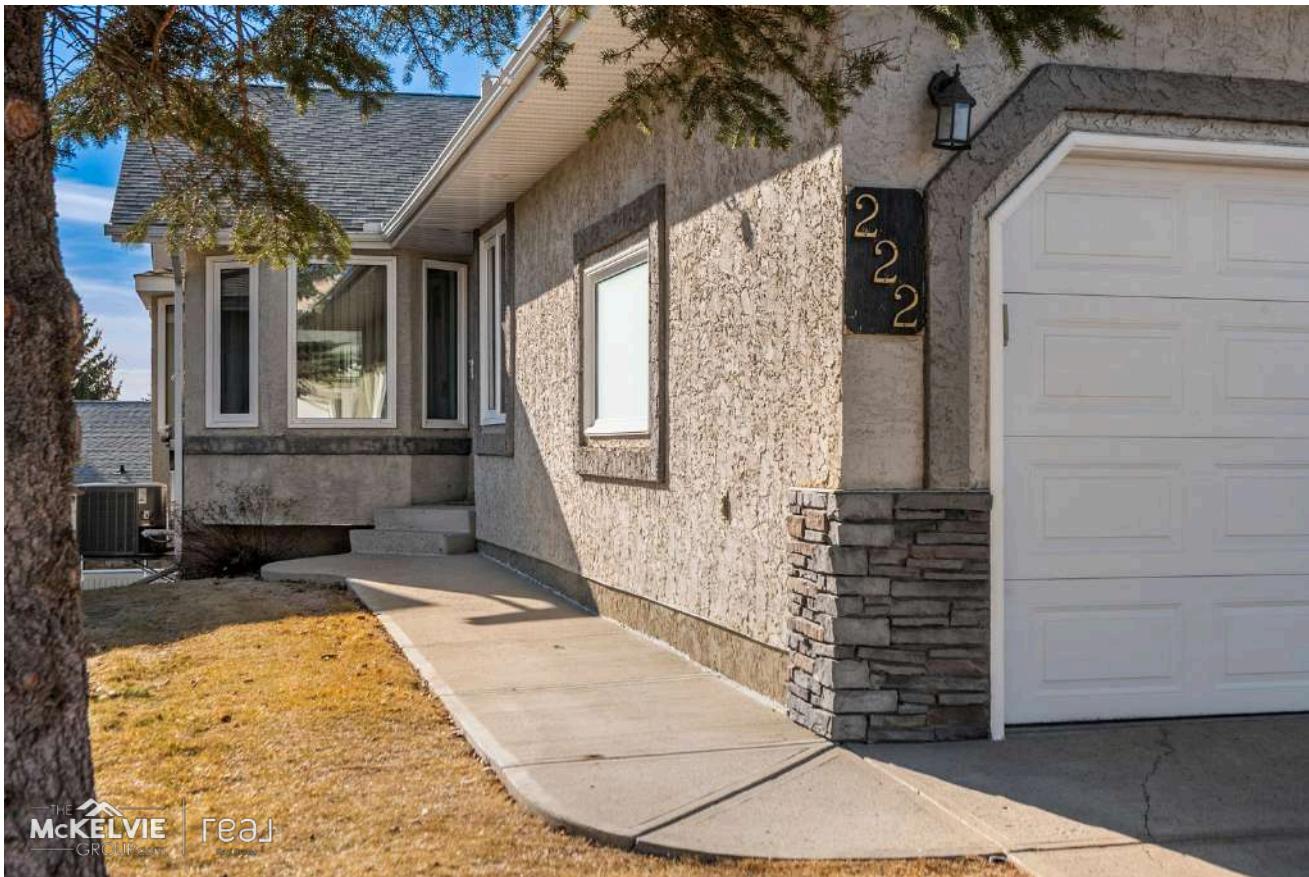
Arbour Lake

222 Arbour Cliff Close NW



222 Arbour Cliff Close NW

Tucked within a quiet enclave of bungalow villas in sought-after Arbour Lake, this home offers the kind of simplified, care-free living that so many dream about. This is not a condo - it's a freehold villa where a monthly HOA fee of \$150 covers lawn care and snow removal, leaving you free to enjoy life rather than maintain it. Step inside to find hardwood floors flowing through the living and dining areas, where a built-in hutch serves nicely as a sideboard for holiday gatherings or dinner parties. The kitchen features classic white cabinetry with warm oak trim, generous counter and cabinet space, and room for a casual dining nook. Just beyond, a spacious deck invites morning coffee or evening relaxation. The main floor primary suite offers comfortable proportions with hardwood flooring, a walk-in closet, and a private ensuite with shower. A second main-floor bedroom at the front of the home doubles nicely as a den or home office. A full bathroom and convenient laundry facilities in the mudroom leading to the double attached garage round out this thoughtfully designed main level. Downstairs, the walkout basement reveals a generous recreation room anchored by a cosy gas fireplace with oak mantel - a wonderful space for family movie nights or quiet evenings with a good book. An additional room previously used as a bedroom, a full bathroom, and a substantial unfinished area with built-in storage shelving offer tremendous flexibility. Envision a workshop, craft room, or hobby space tailored to your passions. Step out from the walkout level to a patio overlooking a shared green space dotted with mature trees. Recent upgrades including newer windows, roof, and hot water tank, along with central air conditioning, deliver confidence and comfort. The annual Arbour Lake Residents Association fee of \$317.63 grants coveted lake access - skating and ice fishing through winter, sandy beach days, swimming, paddle boats, and fishing come summer. With Crowfoot Crossing shopping, the CTrain, restaurants, and quick Stoney Trail access to the mountains all moments away, daily errands and weekend adventures are equally effortless. For those embracing a downsized, lock-and-leave lifestyle - whether travelling or simply savouring more time doing what you love - this villa delivers exactly that freedom.



Property Details

Offered At: \$659,900

Possession: Immediate

Property Taxes: \$3,769 for 2025

HOA: \$150.00/Monthly

HOA Include: Landscape and Snow Removal

Heating: Forced Air, Natural Gas

Cooling: Central Air Conditioning

Fireplaces: 1/Basement, Gas, Recreation Room

Flooring: Carpet, Hardwood, Linoleum

Laundry: Laundry is on main level

Kitchen:

- Classic white cabinetry with warm oak trim
- Generous counter and cabinet space
- Tile backsplash

Goods Include:

Hoodfan, Garage Opener with Remote Control, Water Softener (as-is), Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings.

Garage: Double Attached Garage



THE FLOOR PLAN

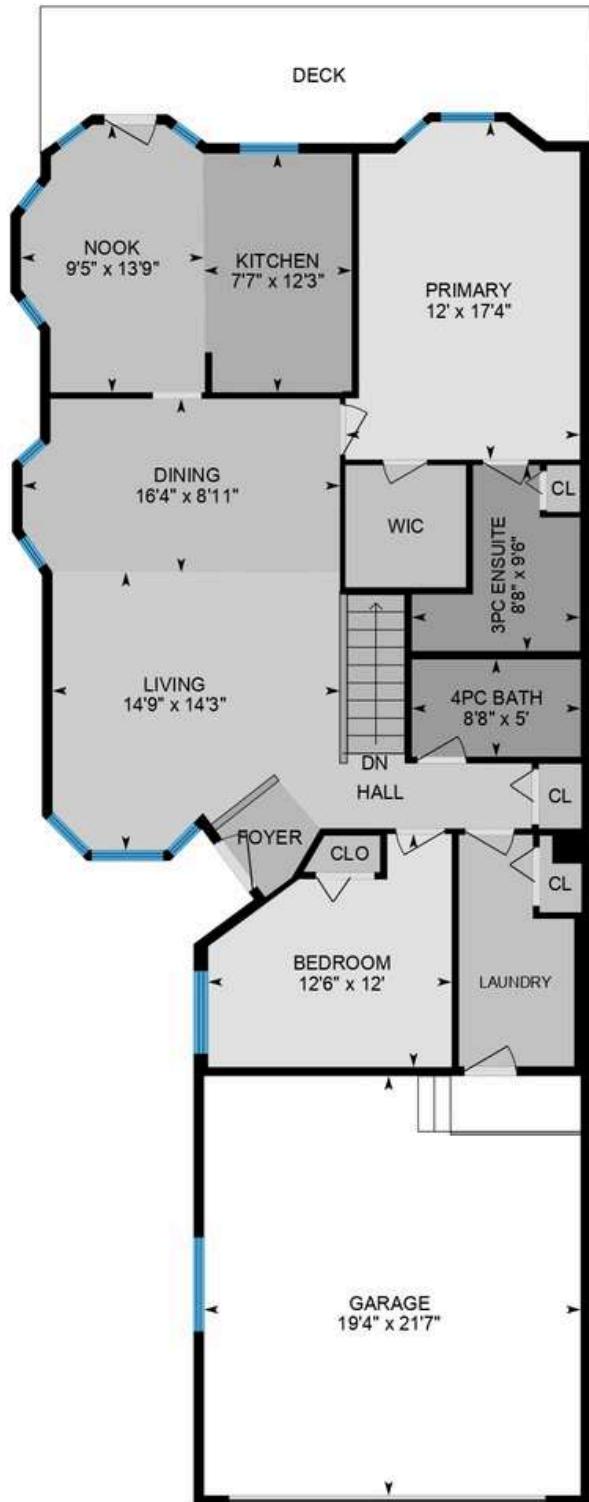
MAIN FLOOR:

EXTERIOR AREA:
1288.16 SQ. FT.

INTERIOR AREA:
1203.32 SQ. FT.

EXCLUDED AREA:
4851.87 SQ. FT.

0 6 12 ft



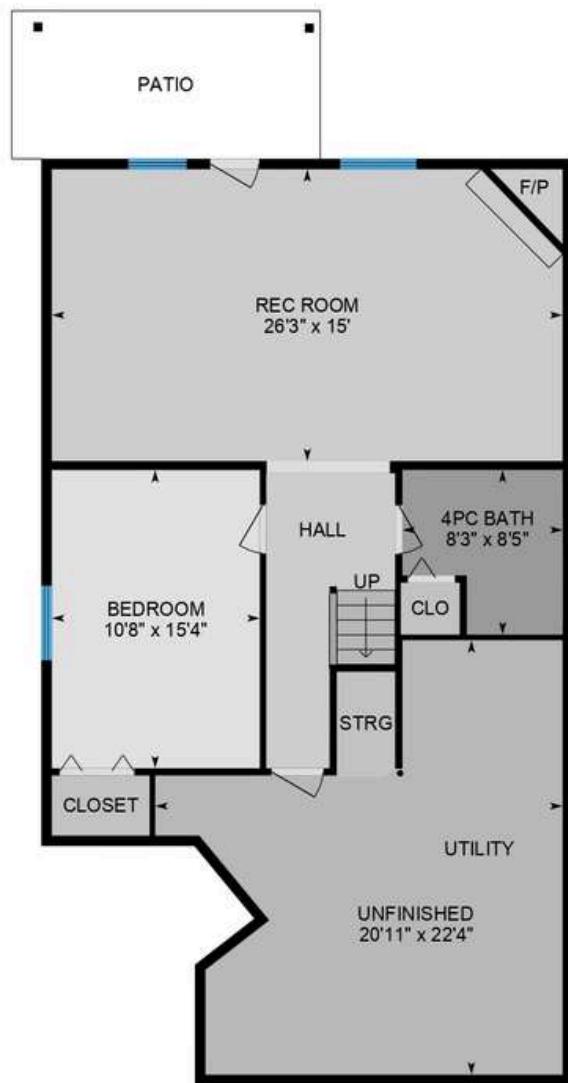
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

**EXTERIOR AREA:
1195.41 SQ. FT.**

**INTERIOR AREA:
1114.12 SQ. FT.**

0 6 12 ft



Property Dimensions

Main Building

MAIN FLOOR

3pc Ensuite: 8'8" x 9'6"
4pc Bath: 8'8" x 5'
Bedroom: 12'6" x 12'
Dining: 16'4" x 8'11"
Garage: 19'4" x 21'7"
Kitchen: 7'7" x 12'3"
Laundry: 5'11" x 11'11"
Living: 14'9" x 14'3"
Nook: 9'5" x 13'9"
Primary: 12' x 17'4"

BASEMENT

4pc Bath: 8'3" x 8'5"
Bedroom: 10'8" x 15'4"
Rec Room: 26'3" x 15'
Unfinished: 20'11" x 22'4"

Main Building

MAIN FLOOR

Interior Area: 1203.32 sq ft
Excluded Area: 451.87 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1288.16 sq ft

BASEMENT (Below Grade)

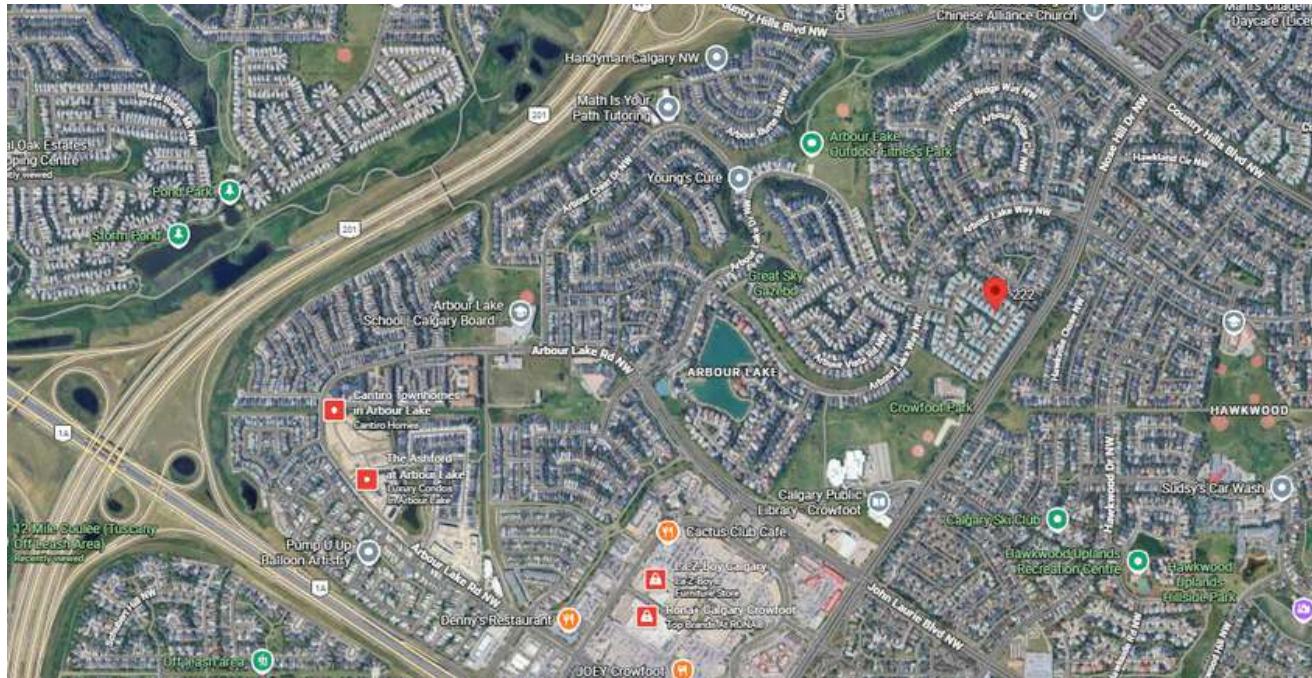
Interior Area: 1114.12 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1195.41 sq ft
Finished Area: 795.52 sq ft

Total Above Grade Floor Area, Main Building

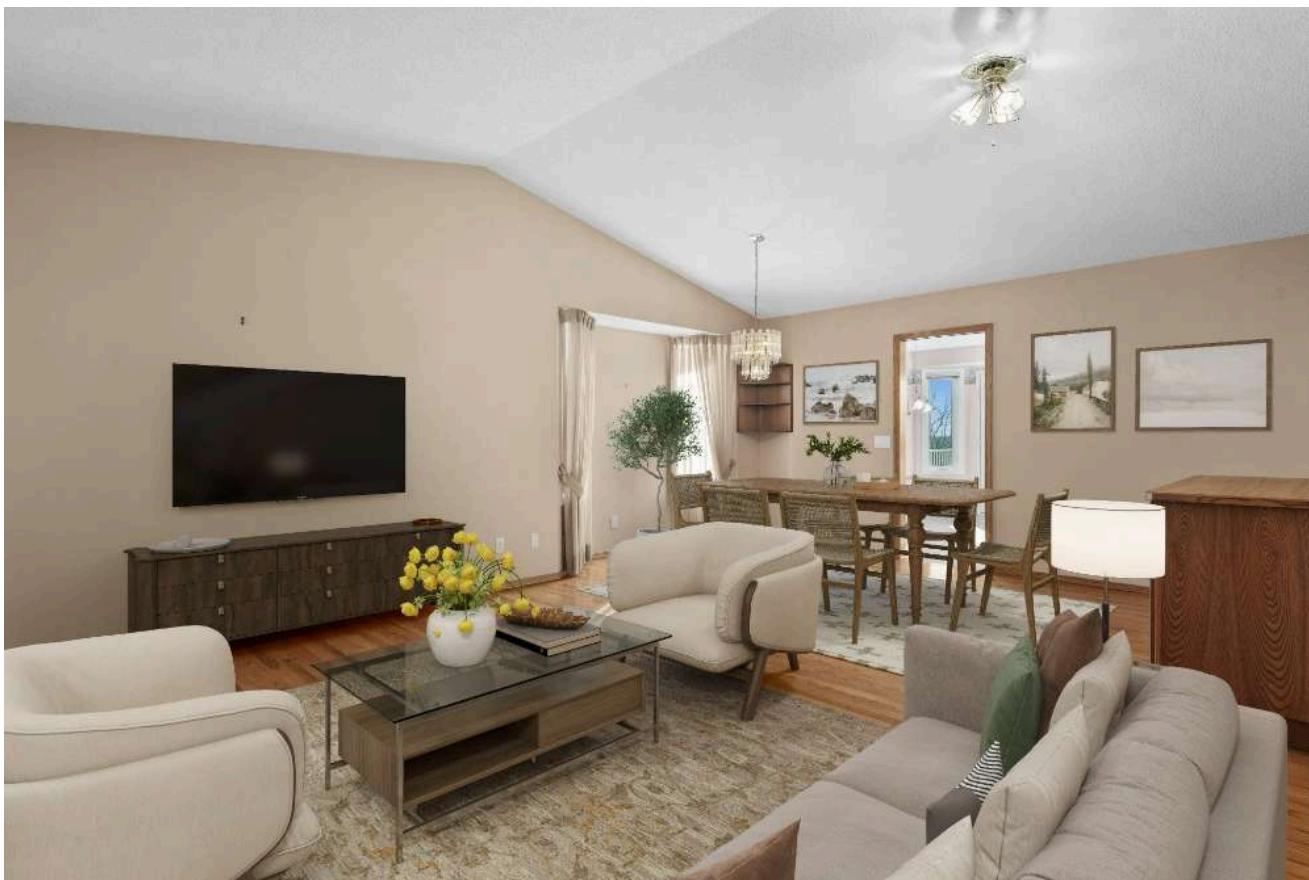
Interior Area: 1203.32 sq ft
Excluded Area: 451.87 sq ft
Exterior Area: 1288.16 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2317.43 sq ft
Finished Area (Below Grade): 795.52 sq ft
Excluded Area: 451.87 sq ft
Exterior Area: 2483.56 sq ft

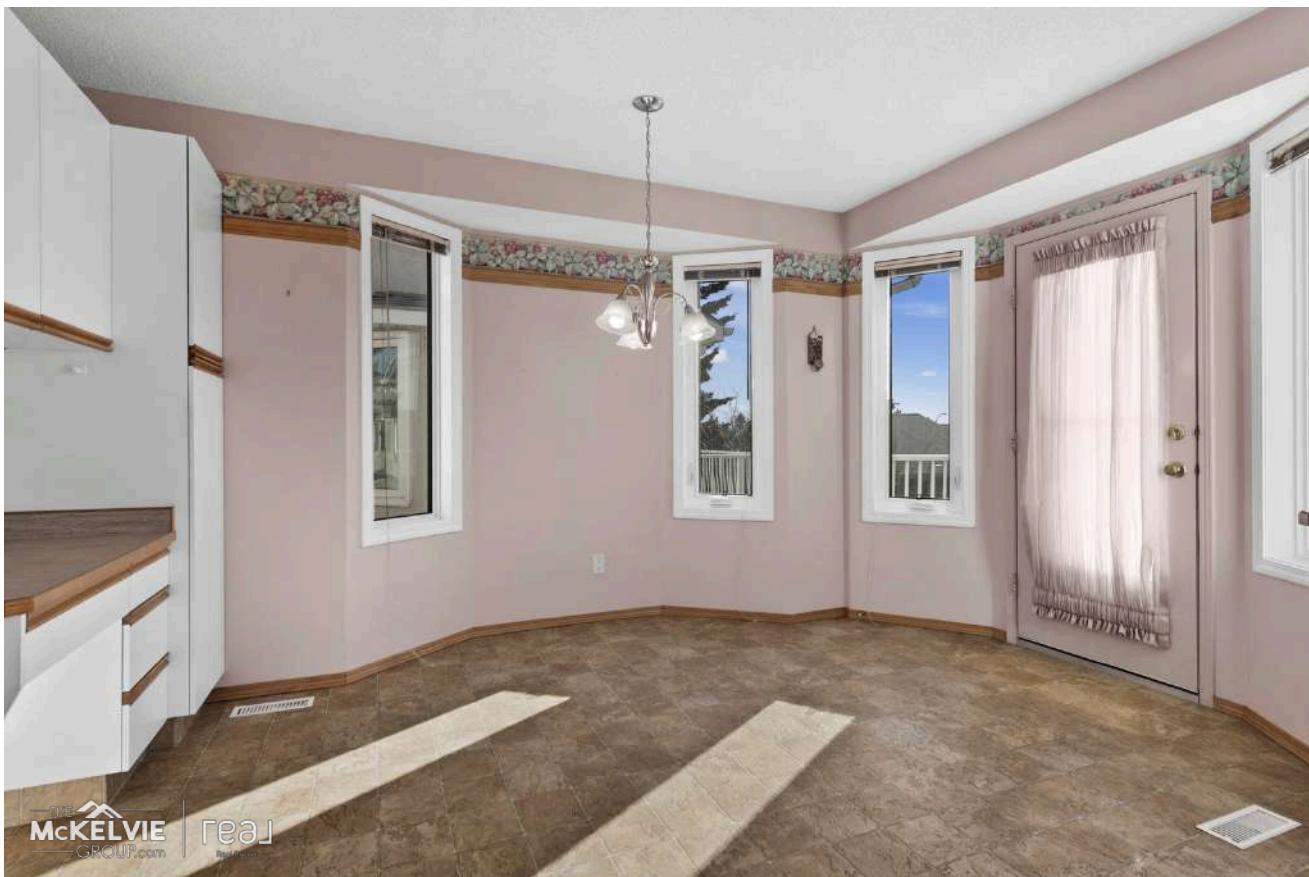
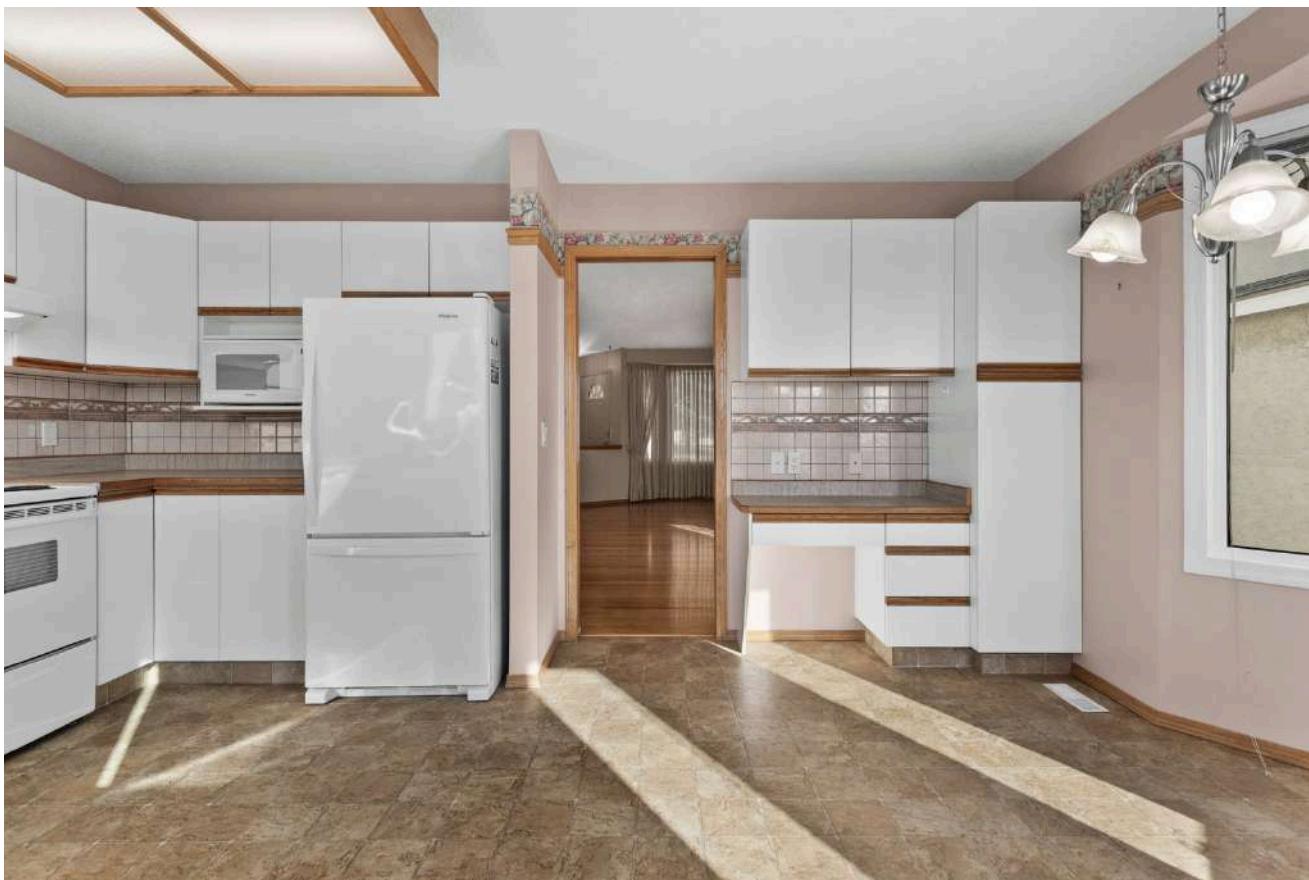




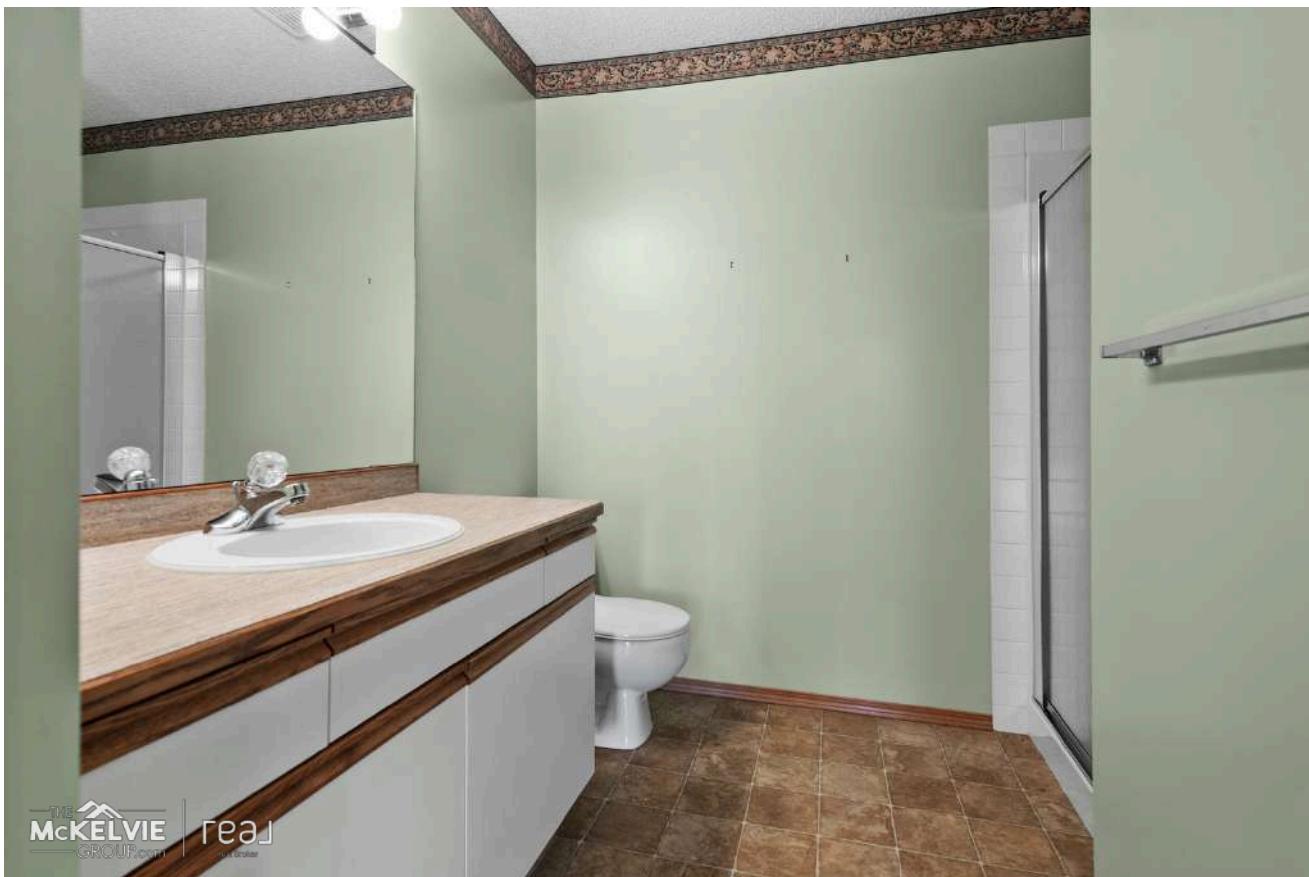




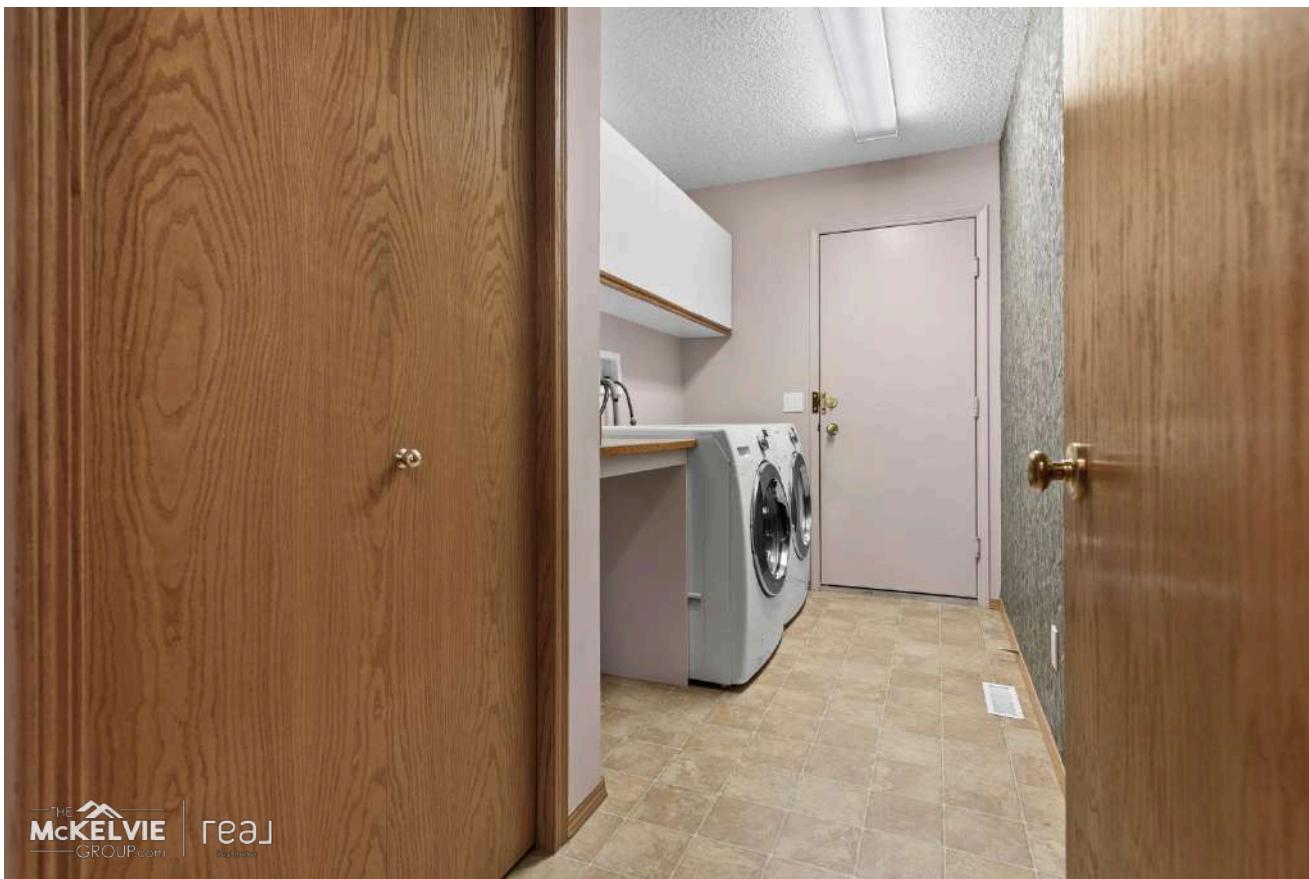
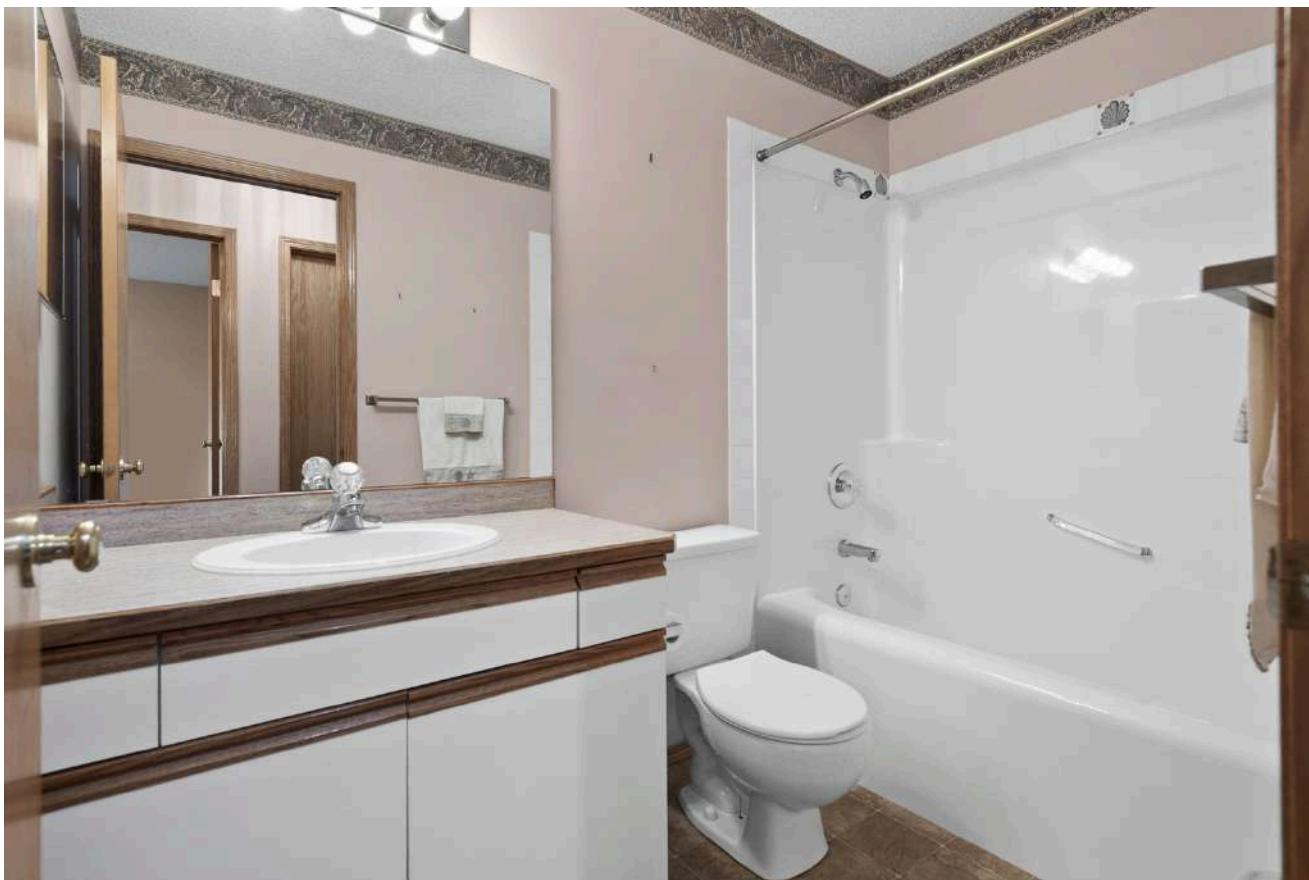


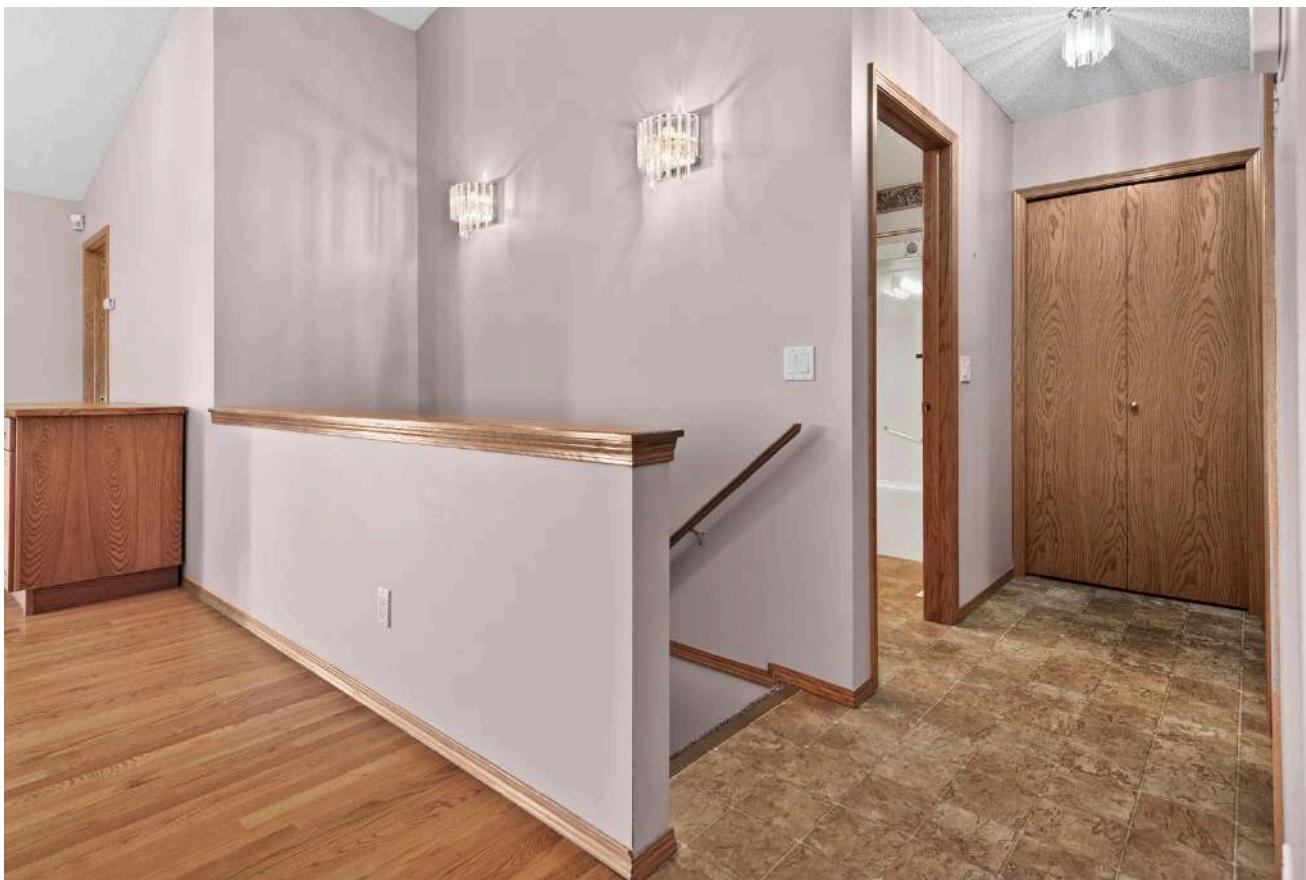


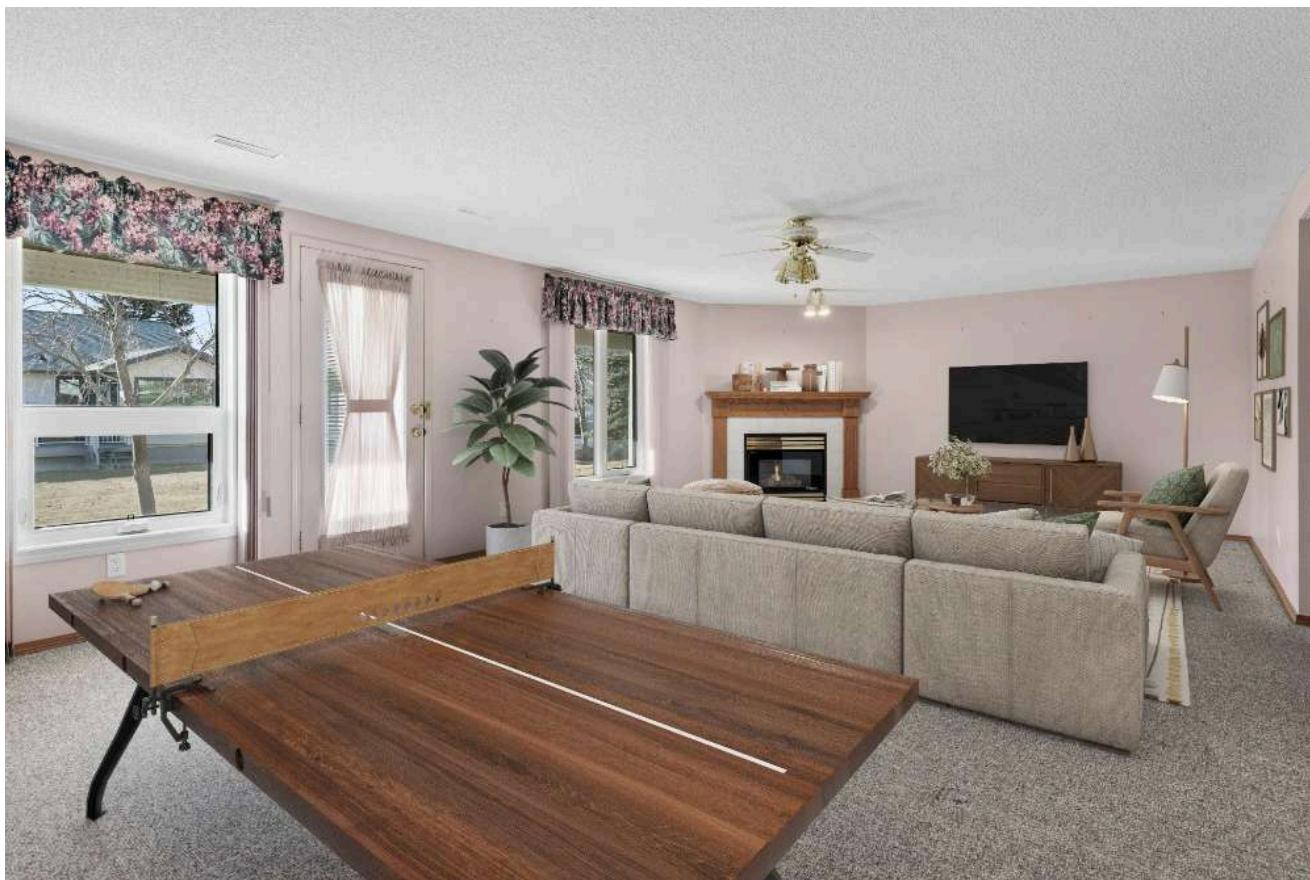




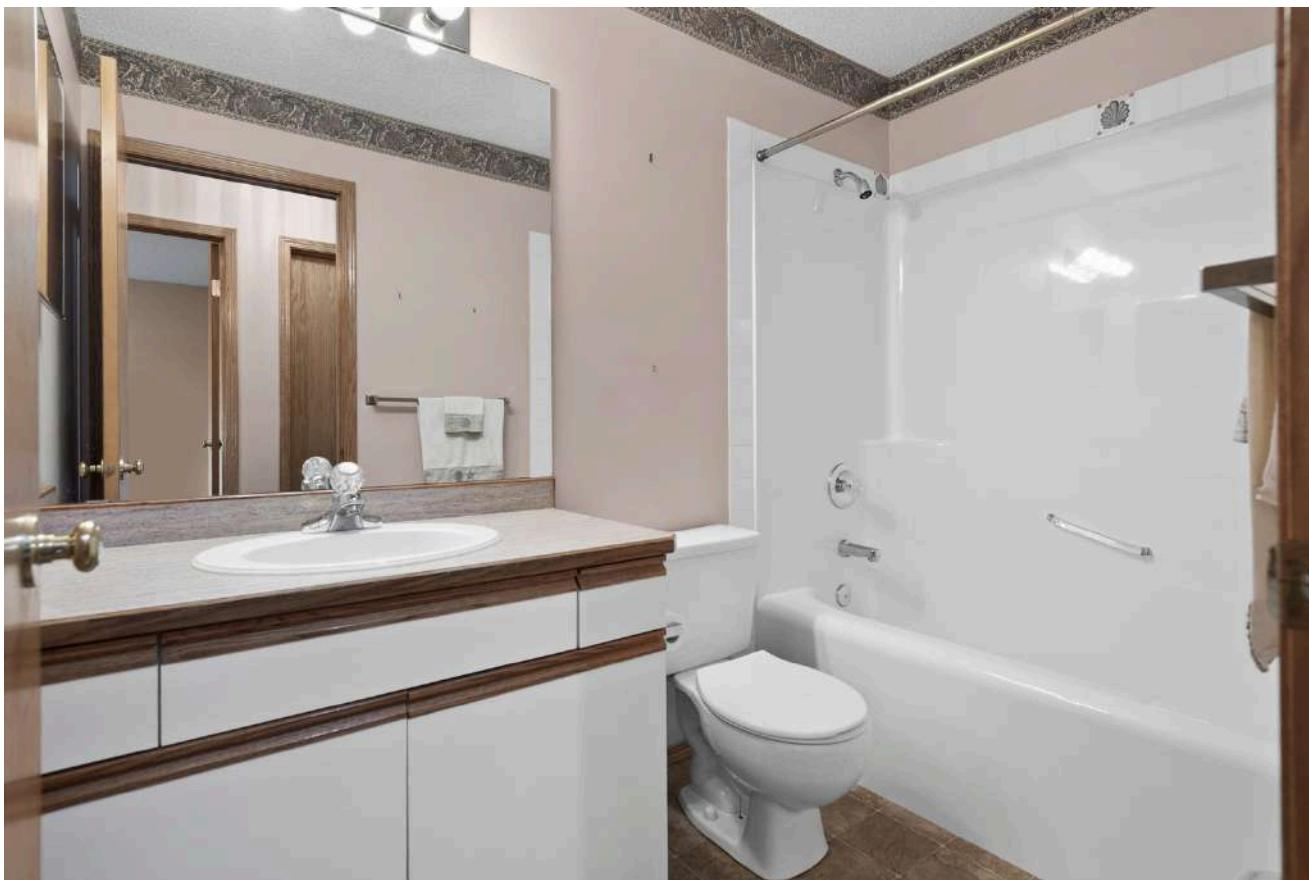




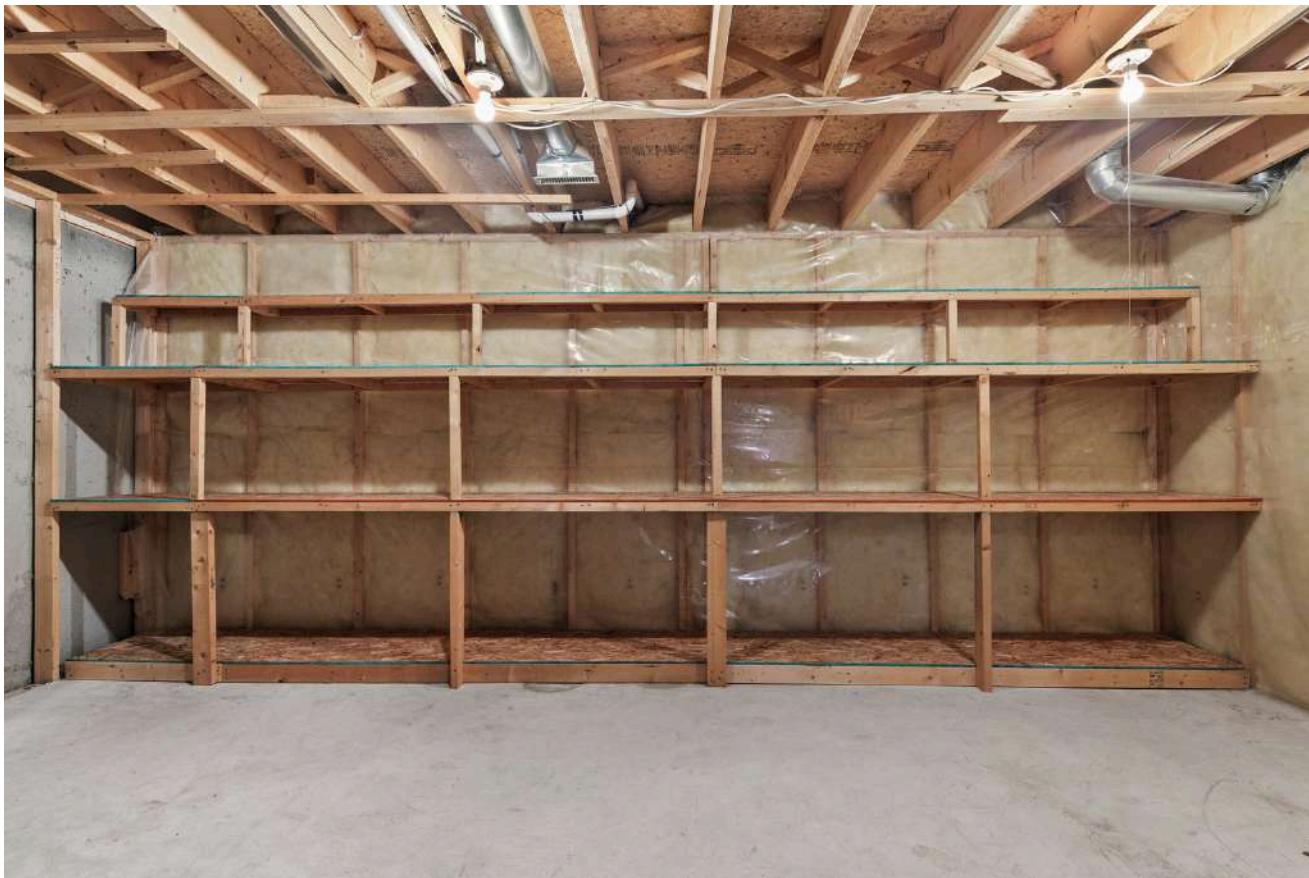


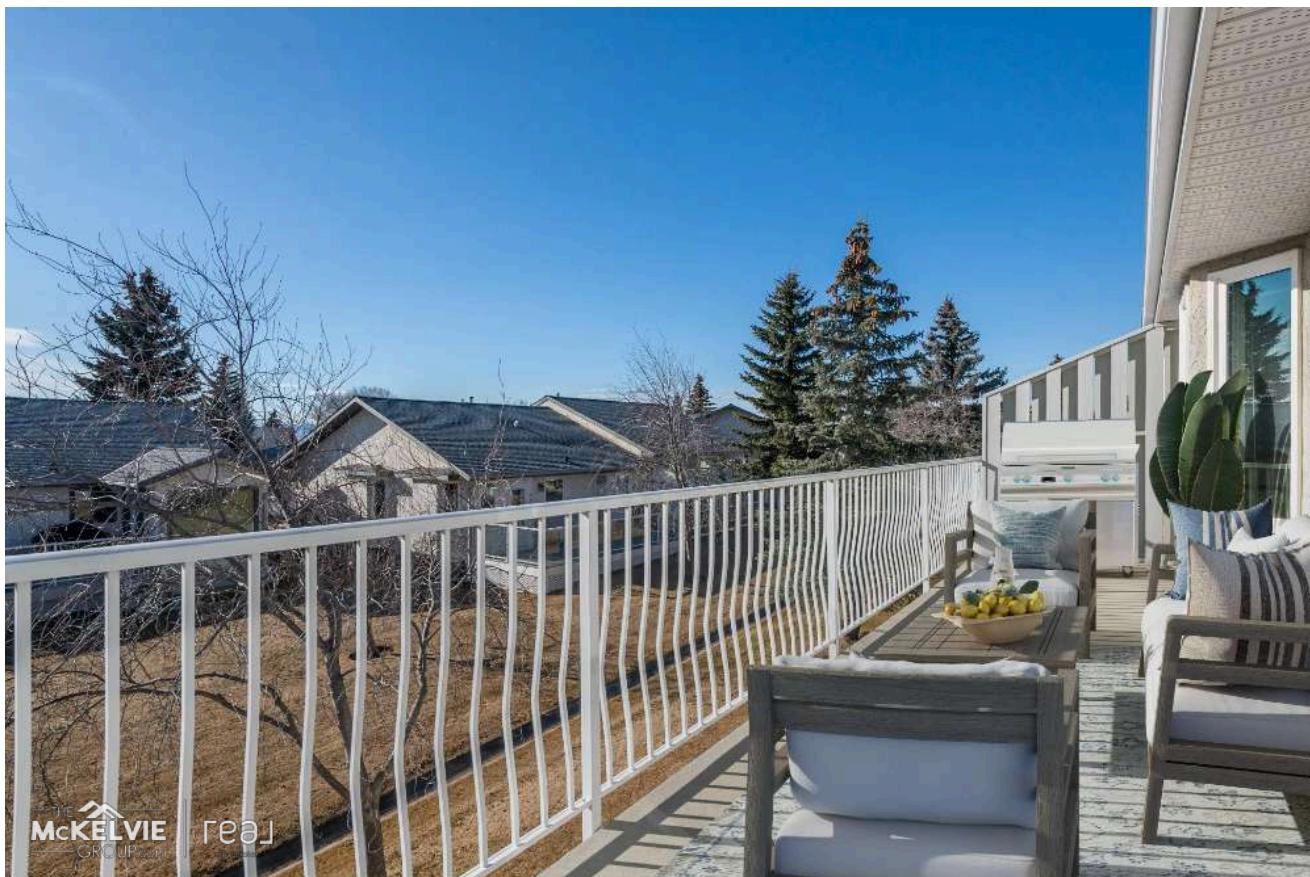
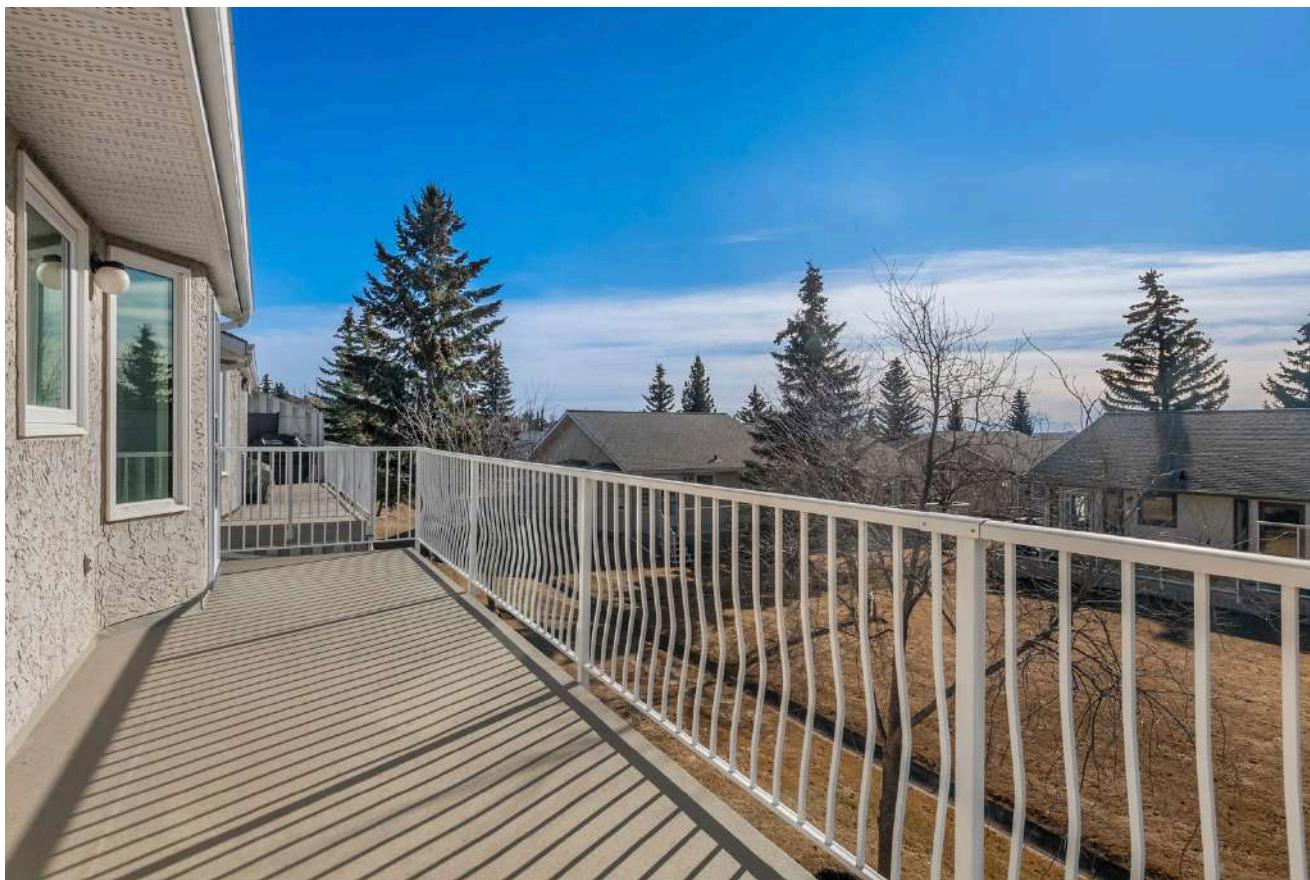
















WELCOME TO

ARBOUR LAKE



—THE
McKELVIE
GROUP.com

real
Real Broker

THE COMMUNITY

WELCOME TO ARBOUR LAKE

The community that has it all! A pristine lake, neighbourhood parks, spectacular mountain views, a bike and walking path carved through rolling hills. Swimming, boating, fishing, ice skating, concession, community events and more. Your activities are only limited by your imagination. As Northwest Calgary's only lake community, Arbour Lake offers a quality of living unmatched.

Arbour Lake was built in 1992. One year later the community association was organized. The community is located in NW Calgary and gets its name from a 10 acre man made private lake located in the center of the community. Excellent views west towards the Bow Valley and the Rocky Mountains makes this a very desirable community.



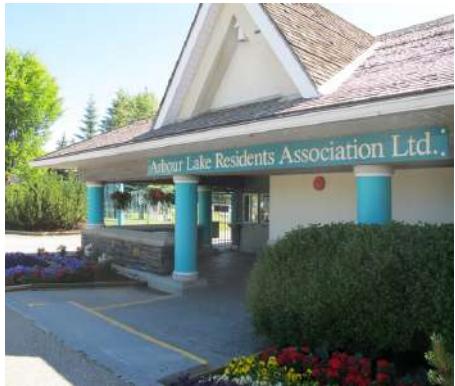
The City of Calgary - ARBOUR LAKE PROFILE:

<http://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Arbour-Lake-Profile.aspx>

THE COMMUNITY

Arbour Lake Community Association

A Community Association membership is a great way to support your community. They are inexpensive and voluntary. A valid membership is usually required to participate in recreational, social and educational programs from soccer to girl guides, karate to yoga, stampede breakfasts to senior programs, movie nights and much more! Several Calgary recreation centres will also provide a discount for community association membership holders.



ARBOUR LAKE RESIDENTS ASSOCIATION

12 Arbour Lake Drive NW

403.241.2628

<https://www.arbourlake.com/>

ARBOUR LAKE COMMUNITY ASSOCIATION

<http://arbourlakecommunity.com/>

LINKS:

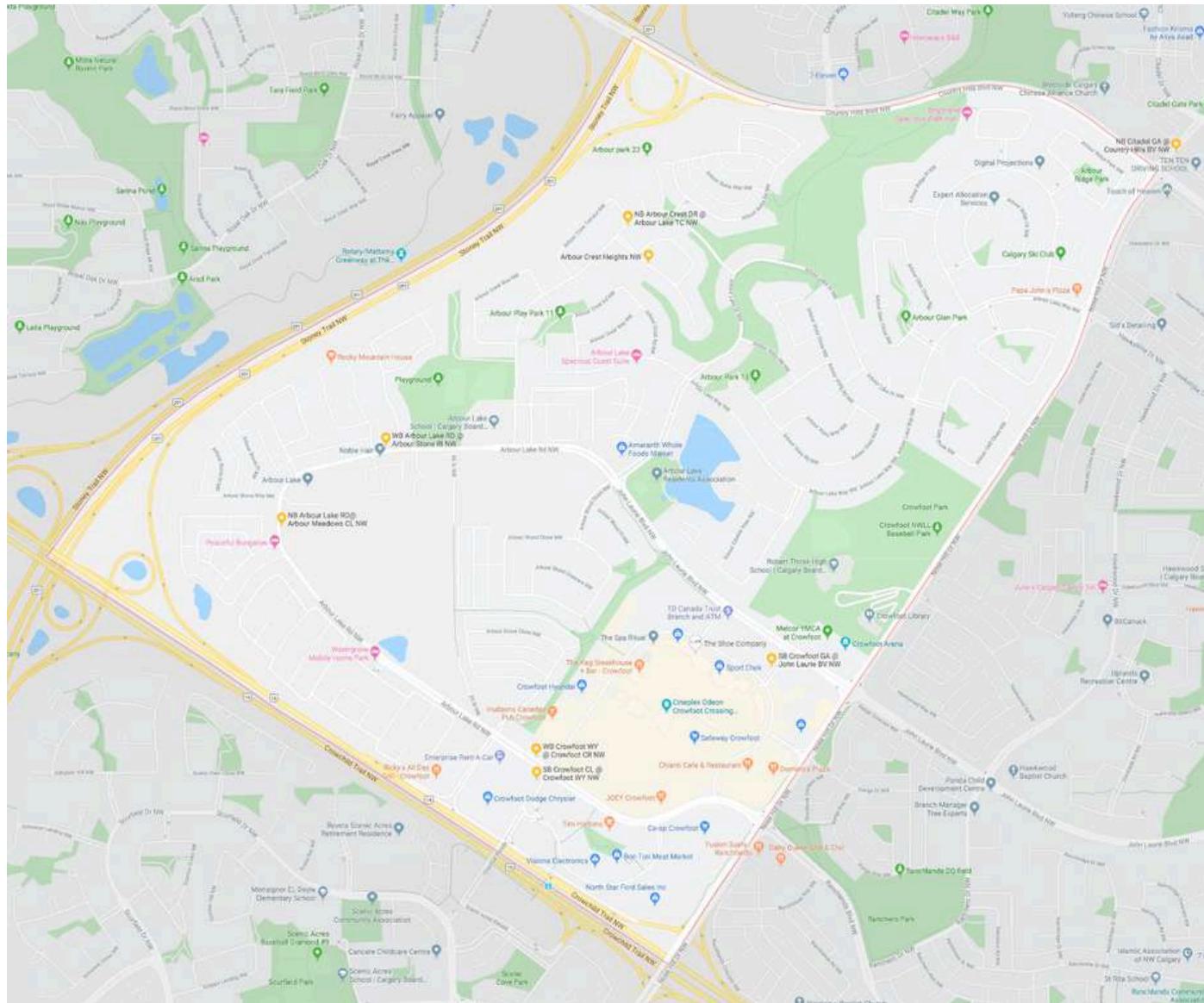
Facebook: <https://www.facebook.com/arbourlakeyye>

Instagram: <https://www.instagram.com/arbourlakeresidents/>



THE COMMUNITY

Explore your neighbourhood. - This community has everything! Located in the heart of north west Calgary, the lake community of Arbour Lake offers homes ranging from apartments to estate homes, with local shops, services, recreation and entertainment, Crowfoot transit /LRT hub, and it is surrounded by green spaces, parks and pathways.



TRANSIT

C-Train #201 Red Line - Somerset - Bridlewood / Tuscany CTrain - you can also catch other community busses at the Crowfoot station.
<http://www.calgarytransit.com/schedules-maps>



THE COMMUNITY

NEIGHBOURHOOD PARKS

CROWFOOT NW LL BASEBALL PARK

8901 Nose Hill Dr NW

Located next to the High School, this park offers baseball diamonds and open fields to play soccer and football.



ARBOUR PARK 23

210 Arbour Butte Rd NW

This small park and playground is attached to a natural park area that runs the length of the community next to Stoney Trail, which offers a great place to walk with your dogs and connects to the Rotary/Mattamy Greenway walking & biking trails.



ARBOUR LAKE PARK

Parking lot on Arbour Lake Drive NW

This great park offers green space, baseball diamonds and playing fields.



ARBOUR LAKE OUTDOOR FITNESS PARK

555 Arbour Lake Dr NW

This park space offers a fitness park, baseball diamond, soccer fields, green space, walking paths and much more!



THE COMMUNITY

NEIGHBOURHOOD PARKS

TOT LOTS & PLAYGROUNDS

ARBOUR PARK 23 -

210 Arbour Butte Rd NW



ARBOUR GLEN PARK -

9 Arbour Glen Close NW

ARBOUR PLAY PARK 11 -

172 Arbour Crest Dr NW

ARBOUR LAKE SCHOOL PLAYGROUND -

next to Arbour Lake Road



ARBOUR LAKE COMMUNITY REC CENTRE -

12 Arbour Lake Drive NW.

ARBOUR RIDGE PARK -

281 Arbour Ridge Park NW



THE COMMUNITY

PARKS & REC CLOSE BY

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, teahouse restaurant, Bow River access.

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



THE COMMUNITY

OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area in Tuscany that runs parallel with Stoney Trail.



BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW



<https://www.calgary.ca>

LIBRARY

CROWFOOT LIBRARY

8665 Nose Hill Drive NW

Calgary AB T3G 5T3

HOURS: Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm
Saturday 9:00am to 5:00pm, Sunday 12 noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,
Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



RECREATION



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

CINEPLEX ODEON - CROWFOOT CROSSING CINEMAS

91 Crowfoot Terrace

Modern multiplex cinema chain screening the latest Hollywood films, plus new independent releases.

<http://www.ciniplex.com>



SERVICES

POLICE

CALGARY POLICE SERVICE DISTRICT 7 - COUNTRY HILLS

11955 Country Village Link NE
(403) 428-6700

CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN

4303 14 St NW . (403) 428-6300

FIRE STATION

CALL 911 for all emergencies.

FIRE STATION 21

209 Silvergrove Dr NW

STATION 34 IN ROYAL OAK

16 Royal Vista Way NW

SHOPPING

ARBOUR LAKE SHOPS & SERVICES:

Arbour Lake offers plenty shops and services right in the community including Crowfoot Village, Amaranth Whole Foods Market, Synergia Family Health Centre, and the Arbour Lake Centre. Here you will find a variety of restaurants, medical services, gas stations, shops, grocery stores, pubs, coffee shops, liquor stores, and more.

AMARANTH WHOLE FOODS MARKET

7 Arbour Lake Dr NW

<http://amaranthfoods.ca/>

SYNERGIA FAMILY HEALTH CENTER

9 Arbour Lake Drive NW

<http://www.synergea.ca/>

ARBOUR LAKE CENTRE

18 Arbour Lake Way NW

Tenants include Papa Johns, Dental Office, Tanning Studio, Childcare Centre, Fitness Studio and more!

CROWFOOT VILLAGE

20 Crowfoot Crescent NW

Tenants include a Cinplex, Rona+, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

GROCERIES:

Safeway - 99 Crowfoot Crescent NW

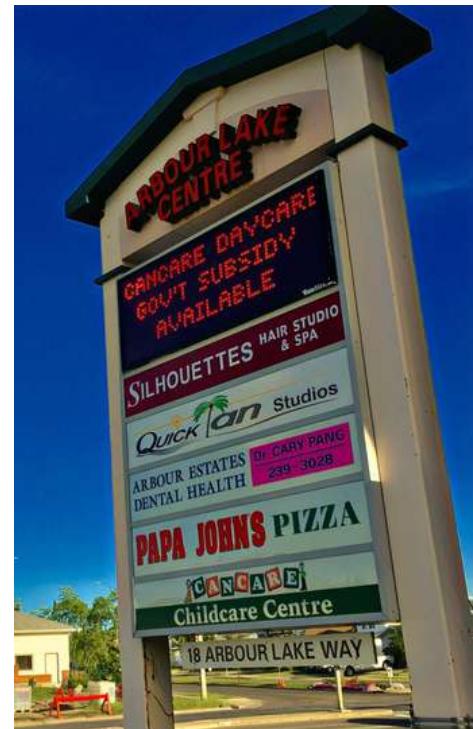
Crowfoot Co-op - 35 Crowfoot Way NW

Sobeys - 11300 Tuscany Boulevard NW

RC Superstore - 5251 Country Hills Blvd NW

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 9999 Country Hills Boulevard NW



SHOPPING

SHOPS & SERVICES CLOSE BY:

ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW

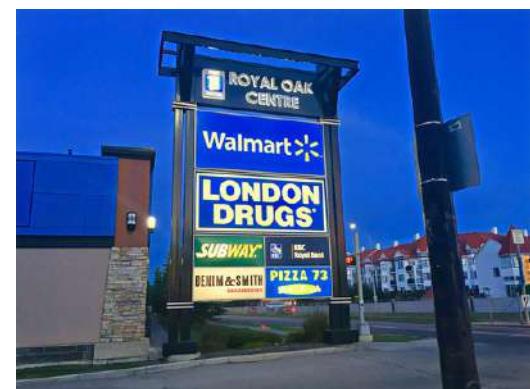
Restaurants, daycare, liquor store, pharmacy, and more.



ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.



ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW

Which offers Co-op grocery store and gas station, liquor store, vets, dental, and more.



BEACON HILL

11420 Sarcee Trail NW

Costco, Home Dept, Canadian Tire, and numerous shops, services and restaurants.



CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, AB

<https://www.crossironmills.com/en/>



BEARPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>

SERVICES & AMMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)

1213 4 St SW

403-955-6200

DENTISTS

ARBOUR LAKE DENTAL CARE

150 Crowfoot Crescent NW #224

403-241-8805

<https://www.arbourlakedental.com/site/home>

MILLENNIUM SMILE - CROWFOOT DENTAL

20 Crowfoot Crescent NW #210

403-239-7181

<https://www.millenniumsmile.com/>

ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW

403-244-2273

<https://www.rockyridgedental.com/>

WALK-IN CLINICS

PINNACLE MEDICAL CENTRES CROWFOOT

Walk-in & Appointment

31 Crowfoot Way NW

587-774-8698

<http://www.pinnaclemedicalcentres.com/>

MEDICENTRES FAMILY CARE CLINICS

150 Crowfoot Crescent NW #217

403-241-8900

<https://www.medicentres.com>

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250

403-262-7787

<https://www.medicareclinic.org/>

VETS

VCA CANADA CROWFOOT ANIMAL HOSPITAL

150 Crowfoot Crescent NW #211

403-241-8944

<https://vcacanada.com/crowfoot/>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010

403-984-4143

<http://www.rockyridgevet.com/>

ROYAL VETERINARY HOSPITAL

108-500 Royal Oak Dr NW

403-452-9444

<https://royalvethospital.com/>

VCA ROYAL OAK ANIMAL HOSPITAL

8888 Country Hills Blvd NW #180

403-208-0847

<https://vcacanada.com/royaloak/>

SCHOOLS

PUBLIC SCHOOLS

CITADEL PARK SCHOOL (K-4) PUBLIC

808 Citadel Drive NW

Phone: 403-777-8063

<http://school.cbe.ab.ca/school/CitadelPark/>



ARBOUR LAKE SCHOOL (5-9) PUBLIC

27 Arbour Crest Drive NW

Phone: 403-777-7310

<http://school.cbe.ab.ca/school/ArbourLake/>



ROBERT THIRSK HIGH SCHOOL (10-12) PUBLIC

8777 Nose Hill Drive NW

Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>

CATHOLIC SCHOOLS

ST. AMBROSE SCHOOL (K-9) CATHOLIC

1500 Arbour Lake Road NW

Phone: 403-500-2100

<https://www.cssd.ab.ca/schools/stambrose/Pages/default.aspx>



ST. LUKE SCHOOL (FRENCH IMMERSION) (K-6)

1232 Northmount Drive NW

Phone: 403-500-2039

<https://www.cssd.ab.ca/schools/stluke/Pages/default.aspx>



ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

BEAUTIFUL ARBOUR LAKE



BEAUTIFUL ARBOUR LAKE

